

TOWN OF SULLIVAN PLANNING BOARD – AUGUST 3, 21 – PUBLIC HEARING
HAROLD OOT – 5 LOT SUBDIVISOIN/LOT LINE ADJUSTMENT – BROWNELL ROAD –
SLB

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes office

No one spoke for or against this one lot subdivision on Brownell Road.

A motion was made by Paul Jasek and seconded by John Ceresoli to close the hearing. All in favor.

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – AUGUST 3, 2021

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer.

A motion was made by Dave Allen and seconded by Paul Jasek to accept the minutes of the July 6, 2021 meeting. All in favor.

PUBLIC HEARING - HAROLD OOT – 5 LOT SUBDIVISOIN/LOT LINE ADJUSTMENT –
BROWNELL ROAD

Mr. Forrest Seguin appeared before the Board representing Harold Oot. Mr. Oot would like to adjust the lot lines on his five- lot subdivision. The map presented is dated July 27 2021.

The Board reviewed the map presented.

A motion was made by Dave Allen and seconded by John Ceresoli to accept this five-lot subdivision adjustment. All in favor.

KEN KATZENSTEIN – PDD – BOLIVAR ROAD – GRAVEL MINING SLB 32-2-49

Mr. Katzenstein appeared before the Board regarding the PDD on Bolivar Road. Lot 1,2,4 will be considered for mining. Mining is permitted in this area. The whole property is in the PDD and the mining area has been designated and cannot be changed once the PDD is established.

Mr. Katzenstein presented a full EAF which Mr. Langey is reviewing. There is already a mining permit in the area. The wetlands are on the east side of Bolivar Road.

A motion was made by Dave Allen and seconded by Paul Jasek to declare the Town of Sullivan Planning Board as lead agency to the SEQR - Type I action – as it is changing the zoning with the PDD. All in favor. The Board is taking action to establish the mining permit in the PDD.

FORREST SEGUIN –BENSON PROPERTY – SALT SPRINGS ROAD – ONE LOT
SUBDIVISION SLB 48-1-28.11

Mr. Seguin appeared before the Board representing John Benson to consider a one lot subdivision on the south side of Salt Springs Road. There is an existing lane going into this property. There is good visibility from this area.

A motion was made by Dave Allen and seconded by Sherry Menninger to declare the Town of Sullivan Planning Board as lead agency and make a negative declaration to the short form SEQR and to schedule a public hearing for a one lot subdivision on Salt Springs Road. The hearing will be held on September 7, 2021 at 6:45PM. All in favor.

JOEL ARSENAULT – (BRUNO ASSOCIATE) DEERFIELD DRIVE, CANASTOTA – AMENDED SUBDIVISION

Lots 1,3,4 on Deerfield Drive will be the recipients of additional property by adding land to these properties. Mr. Arsenault is amending a current subdivision to make lot line adjustments to add land to these lots.

A motion was made by Sherry Menninger and seconded by John Ceresoli to declare the Town of Sullivan Planning Board lead agency. A negative declaration was made to the short form SEQR and a public hearing was scheduled for September 7, 2021 at 6:30PM (Bruno Assoc property).

All in favor.

GAIL HARRINGTON – CHESTNUT RIDGE ROAD – ONE LOT SUBDIVISION SLB 24-4-20.1

Ms. Harrington appeared before the Board for a one lot subdivision on Chestnut Ridge Road. A .66-acre lot on her property will be transferred to Sheila Kirsch's property to make her lot a conforming lot.

A motion was made by Paul Jasek and seconded by Dave Allen to declare the Town of Sullivan Planning Board as lead agency to the short form SEQR and a negative declaration was made. A hearing will be held on September 7, 2021 at 6:15PM. All in favor.

DEB/TIM WILKIE – HAMILTON BROWN ROAD – 2 LOT SUBDIVISION- SLB 3-3-77.1

Ms. Wilkie appeared before the Board via zoom to discuss a two -lot subdivision on Hamilton Beach Road. She has 47 acres belonging to her parents, the Carters – she would like to have 5.75 acres separated from this land for a subdivision to build a home.

A motion was made by Paul Jasek and seconded by John Ceresoli to declare the Town of Sullivan planning Board as lead agency and make a negative declaration to the short form SEQR. A hearing will be held on September 7, 2021 at 6PM. All in favor.

DEREK SYKES – CARMEN SUP – TUSCARORA ROAD- TRUCK SALES

Mr. Sykes returned to the Planning Board to discuss the special use permit that was established on June 1, 2021. Mr. Sykes stated that State Police stopped and told him he had to remove the trucks from where they were located. He was told to move the trucks away from Route 5.

A motion was made by Paul Jasek and seconded by Sherry Menninger to adjourn the meeting at 8:15PM. All in favor.

Respectfully submitted,